

WODEN VALLEY COMMUNITY COUNCIL

Record of Meeting 6 March 2013

Hellenic Club, Woden

1. President Jenny Stewart opened the meeting and advised that subject to two amendments to the record of the 6 February meeting the record was accepted. Proposed Chris Erett, seconded Henry Hatch.
2. Dr Stewart said that the withdrawal of the proposed Woden 9 development had generated considerable publicity. She noted that the WVCC was not against high rise development per se but that the scale of Woden 9 was inappropriate for the Town Centre.
3. Rebecca Stockley and Alistair Macallum, of AMC Design, presented on the purchase by Quintessential Equities and redevelopment of Penhryn House. The building had been built in the 1980's and had a poor interface with the public realm and was not attractive in the current rental climate. The redevelopment was directed at making Penhryn House attractive to a Commonwealth government client. Penhryn House consisted of three connected buildings with car parking provided on the first floor. Changes would improve the external appearance, access and improve the energy and environmental performance and retain the car parking. Two development applications would be submitted, one for a variation to the car parking and the other for the refurbishment of the buildings. There would be no increase in gross floor area and the redevelopment would be a balance between the need for a return on the investment and addressing environmental considerations.
4. Ross Norwood from DNA architects said that a proposal to build a Waves Carwash on the Corner of Athlon Drive and Parramatta Street would proceed. The proposal had taken 8 years to reach the development stage due to the global financial crisis. The core element of the proposal was the car wash, a fast food outlet and serviced apartments. The six level development would comprise three basement levels, two levels for the car wash and three floors of serviced apartments. Trees and plants removed during the construction phase would be replaced and the bicycle path would be extended. Entry would be from Parramatta street and the complex would also house Avis and Budget car rentals.
5. Design Policy at the Environment & Sustainable Development Directorate (ESDD) is undertaking a review of the 2004 Woden Town Centre Masterplan, along with a Master Plan for the Mawson Group Centre (Southlands). The ACT Government had reinstated the master plan program for Woden and Civic. The master plan would look at all components of an integrated planning process, land use and connections, the public realm, security and transport links including pedestrian and cycle access. Jamie Allnutt from ESDD said that there was tension between development and the strategic plan. Petra Oswald said that a long term framework would provide

certainty for all parties involved in the Woden development proposals. The master plan would cover the Woden Town Centre, Athlon Drive and the Mawson wetlands area. The master plan review would be launched in May 2013 and take approximately 12 months to complete with a preliminary draft to be available for comment by the end of 2013. Interviews with stakeholders had commenced. Mr Allnutt noted that height restrictions would be included in the proposals and that there had been inconsistencies in the government's approach to previous master plans. It was noted that the Woden Town Centre had a fortress like appearance due to difficulties of access other than by car. Woden Green had restricted access to the town centre which highlighted the need for non-vehicular connections to be an integral part of a master plan.

6. Glenis Patulny said that the proposal to establish a Canberra City Farm would provide a learning centre for all ages and all sectors of the community. The farm would be located in North Curtin close to the horse paddocks.
7. The Planning and Development forum discussed plans to broaden the pre-development consultation process. A number of technical variations to the Territory plan had been submitted, many of which would have a greater impact than a minor technical variation.